



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 29, 2013

TO: Gina Natoli
Hearing Officer

FROM: Tyler Montgomery *mgm*
Land Divisions Section

**SUBJECT: PROJECT NO. R2011-01507-(1)
CONDITIONAL USE PERMIT NO. 201100143
ENVIRONMENTAL ASSESSMENT NO. 201100233
September 3, 2013 Continued Public Hearing
Agenda Item No. 2**

The applicant, Ali Amin, requests a conditional use permit ("CUP") for the demolition of two existing auto body and repair businesses and construction of a new auto body and repair business on a 1.10-acre parcel. The project site is located at 14900 Valley Boulevard in the Puente Zoned District and within the Avocado Heights Community Standards District ("CSD").

Just prior to the previously scheduled public hearing date of May 21, 2013, the applicant's representative, Mr. Oscar Ensafi, informed staff that the applicant had changed the size and layout of proposed buildings on the site. This required a new analysis by Regional Planning, as well as new clearances from the Los Angeles County departments of Fire, Public Works, and Public Health. Therefore, the public hearing was continued to July 16, 2013. As of that date, the revised project had still not received clearances from the departments of Fire or Public Works. Accordingly, the hearing date was continued to September 3, 2013.

During phone communications with Mr. Ensafi on August 28, 2013, he indicated that the applicant may wish to again revise the proposed layout. However, he was unsure as to whether or not this would occur. Regardless, the required clearances for the project, as it currently is proposed, have still not been obtained. As a result, staff recommends that this item be taken off calendar until a final version of the project receives the required clearances from County departments. Once the project has been cleared for public hearing, a new hearing date will be scheduled and new notices will be prepared by Regional Planning.

MK:TM